

*Launching Phase II*  
THE GOLF FACING TOWNHOUSES

T E R R A

GOLF COLLECTION





An aerial photograph of a modern residential development. The image shows a long, straight row of multi-story, light-colored buildings with flat roofs and large windows. The buildings are arranged in a grid-like pattern, with a central green space and a winding path. To the left of the path is a lush green golf course with sand traps and a small body of water. The overall scene is bright and sunny, with long shadows cast across the landscape.

# *Terra* BY TARAF

TERRA is a development by Taraf - the real estate arm of YAS Holding - a renowned UAE headquartered investment company with a multi-industry business portfolio spanning multiple sectors and more than 50 operating subsidiaries.



# *An unparalleled lifestyle* AMIDST A GOLF COURSE

Views of the verdant greens on the golf course, among the most sought after villas destination in Dubai – Jumeirah Golf Estates.

Luxury Villas & Townhouses  
77

Generous living spaces spanning from  
4,671 to 8,034 sq. ft.

Amenities  
state-of-the-art

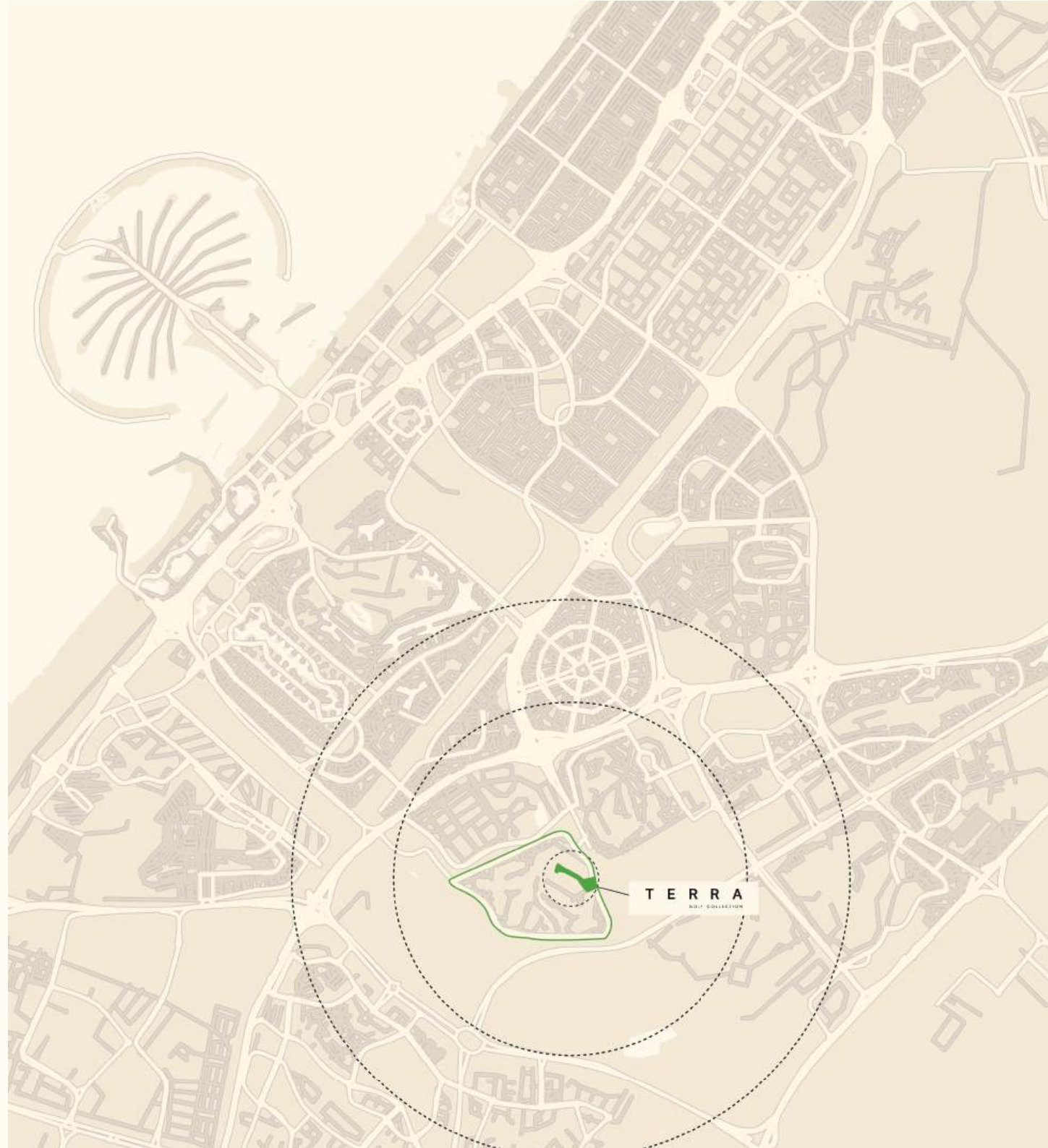




# The LOCATION

Jumeirah Golf Estates is a ready, world-class residential golf destination offering luxury homes and leisure facilities amidst two internationally acclaimed championship golf course, creating an unmatched lifestyle experience in the heart of new Dubai.

Dubai Hills Mall	19 mins
Mall of the Emirates	23 mins
Palm Jumeirah	25 mins
Burj Al Arab	25 mins
Dubai Marina	26 mins
Downtown Dubai	28 mins
Al Maktoum Intl. Airport	30 mins
DIFC	30 mins







# *A world-class residential* GOLF DESTINATION



Set across 1,119 hectares  
(120 million sq. ft.) of  
world-class amenities



Home to the Middle  
East's only European Tour  
Performance Institute



A ready and functional  
community with 700  
families and 1,835 homes



An active retail and  
restaurant lifestyle with  
Starbucks, Spinneys, etc.



# The MASTERPLAN







*Launching Phase II*

THE GOLF FACING TOWNHOUSES



# *Functional* SPACES

Limited to only 11

Our townhouses blend style with functionality. They feature open, well-arranged layouts, and large windows to maximize space and natural light. The design connects indoor and outdoor living seamlessly, with spacious rooms overlooking the park and golf course.

Spanning 4700 sq.ft., these townhouses include living rooms, bedrooms, bathrooms, a sky lounge, and a family lounge. Each comes with a backyard offering direct access to the greenery.







GROUND FLOOR LIVING AREA





KITCHEN AND DINING





MASTER BATHROOM



MASTER BEDROOM





SECOND BEDROOM





SECOND FLOOR LIVING AREA





BACKYARD





## 6 BEDROOMS

## SUITE AREA

TOTAL AREA



1st FLOOR

BALCONY 3.15 x 1.15

BATH 3.30 x 3.35

W.C.

PL. WALK IN CLOSET 3.15 x 3.35

LIFT 1.70 x 2.11

BATH 2 3.40 x 1.30

BEDROOM 2 4.80 x 3.80

HALL

MASTER BEDROOM 4.80 x 3.85

FAMILY LOUNGE 9.10 x 4.0

BATH 1 2.50 x 1.18

BEDROOM 1 3.40 x 3.18

BALCONY 3.00 x 1.45

GARAGE 11.10 x 5.10

DRIVE 11.10 x 5.10

This floor plan shows a 3,500 sq. ft. house with a pool and jacuzzi. The layout includes:

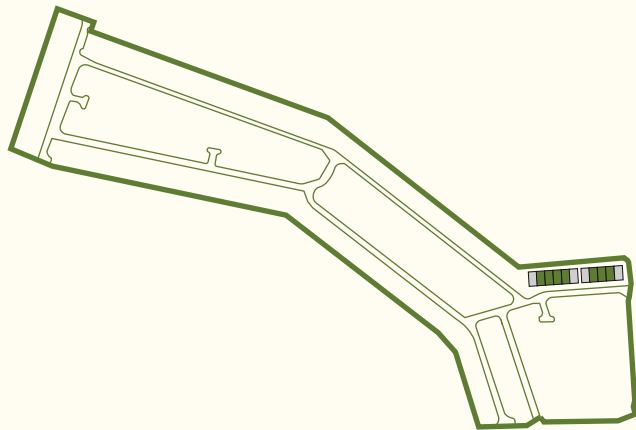
- Front Yard:** 19.00 x 3.00
- Living Room:** 13.00 x 14.00
- Dining Room:** 13.00 x 14.00
- Kitchen:** 13.00 x 14.00
- Breakfast Room:** 13.00 x 14.00
- Living Room:** 13.00 x 14.00
- Bedroom 1:** 13.00 x 14.00
- Bedroom 2:** 13.00 x 14.00
- Bedroom 3:** 13.00 x 14.00
- Bedroom 4:** 13.00 x 14.00
- Bedroom 5:** 13.00 x 14.00
- Bedroom 6:** 13.00 x 14.00
- Bedroom 7:** 13.00 x 14.00
- Bedroom 8:** 13.00 x 14.00
- Bedroom 9:** 13.00 x 14.00
- Bedroom 10:** 13.00 x 14.00
- Bedroom 11:** 13.00 x 14.00
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- Bedroom 97:** 13.00 x 14.00
- Bedroom 98:** 13.00 x 14.00
- Bedroom 99:** 13.00 x 14.00
- Bedroom 100:** 13.00 x 14.00

## SECOND FLOOR



# Townhouse

## MIDDLE UNITS



### TOWNHOUSE - TYPE TH-P05

6 BEDROOMS

07 UNITS

SUITE AREA 4,111 SQ. FT. (382 SQ.M.)

BALCONY/TERRACES 573 SQ. FT. (53 SQ.M.)

TOTAL AREA 4,684 SQ. FT. (435 SQ.M.)

PLOT AREA RANGE 2,439 SQ. FT. (227 SQ.M.)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A development by

TARAF

A YAS HOLDING COMPANY

Boutique brilliance from the house of

YAS HOLDING  
ياس القابضة

20  
YEARS OF EXISTENCE

YAS HOLDING  
ياس القابضة

Yas Holding is a renowned UAE-headquartered investment company with a multi-industry business portfolio spanning multiple sectors and diverse range of subsidiaries.

Active in sectors including healthcare, technology, real estate, and aviation, Yas Holding's breadth of scope is underpinned and strengthened by a commitment to the provision of high-value, high-quality products, and services. The company's subsidiaries conduct business throughout the Middle East, Africa, Europe, and Asia.



# *Projects* Across UAE



## **DUBAI**

LUCE | KARL LAGERFELD | TERRA |  
CELO | TERRAZZO

## **ABU DHABI**

W RESIDENCES | SOLEA





**Powered by Yas Holding**, a major UAE conglomerate focused on sustainable growth and innovation.

**Design-led, high quality luxury real estate**, spanning Dubai and Abu Dhabi, delivering exclusivity & style.

**Five premium developments launched since 2023**, with early completion from Q2 2026.

**Boutique scale means selectivity:** neighborhoods like Palm Jumeirah, Yas Bay, Jumeirah, Meydan — each project is ultra-limited in scale.

**All projects sold out swiftly**, reflecting rapid uptake by investment-savvy buyers.

**Seamless international service**, offering full support from purchase and customization to handover and aftercare.



# T E R R A

GOLF COLLECTION

CONTACT US

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